

City of Bothell

Notice of Application

Issue date: December 4, 2018

End of comment period 5:00 PM on December 26, 2018

This comment period deadline is the date before which the city will not make additional or further decisions regarding this application. The City is not required to make any decision immediately following this date, but could if all necessary information is properly represented in the case file. You are welcome to submit comment after this date. In this case, the next subsequent decision or recommendation is: SEPA Determination

Applicant: Gamut360
Attn: Sunshine Kapus
3726 Broadway, Unit 301
Everett WA 98201
sunshine@gamut360.com and (425) 212-2210

Agent: Tobiason & Company, Inc.
Laurey Tobiason
20434 10th Place SW
Normandy Park WA 98166
laureytobiason@msn.com

Hearing information, if applicable: While a Hearing is required, a date has not yet been set.

Project case number: SUB2018-13335, SEP2018-13336, CAPR2018-13379,
CON2018-13337

Project name: *Clyde Hill Preliminary Plat and Critical Areas Alteration*

Project location: 22932 35TH AVE SE and 3026 228th ST SE, Bothell, WA 98021

Project description: The applicant proposes a 12-lot preliminary plat single family subdivision. The 13.88-acre site is a combination of two properties. The project is located in the R 40,000 zone. Lot sizes range from 16,000 to 23,179 square feet. Two existing homes will remain. Access to one existing homes would continue from the private road 239th St SE that connects to 35th Ave SE at the east boundary of the site. The other 11 lots would be accessed from an existing private street that connects to 228th St SE. Elevation varies across the site. Reforestation and planting of 8 acres is proposed. Five wetlands (Category III and one Category IV) and one stream (Type Ns) are located on the property. The applicant has requested a Critical Areas Alteration to reduce buffers. The North Creek stream buffer partly covers the southwest corner and the Shoreline Master Program is not required to be part of the proposal. No impacts to critical areas are proposed. Grading is proposed as 875 cubic yards of cut and 2,275 cubic yards of fill.

Other permit applications pending with this application: None

Other permits approved or required, but not included with this application: Site construction and building permits.

Special studies requested of the applicant at this time (RCW 36.70B.070): None

Existing documents that evaluate the impacts of the proposed project: SEPA Review Checklist, Wetlands Delineation-Shoreline-and Fish and Wildlife Habitat Assessment and Conceptual Buffer Reduction and Enhancement Plan, Trees and Reforestation Plan, Geological and Drainage reports.

Application received: October 19, 2018

Date application deemed complete: November 9, 2018

A preliminary determination of consistency has not been made at the time of this notice. The following applicable development regulations will be used for project mitigation and consistency: Bothell Municipal Code Titles: 11-Administration, 12-Zoning, 14-Environment, City of Bothell Design and Construction Standards and Specifications, Imagine Bothell...Comprehensive Plan.

Every person has the right to comment on this project by submitting those comments in writing to *Kris Sorensen, Planner*, kris.sorensen@bothellwa.gov at the Department of Community Development within the comment period identified above. Those who may wish to receive notice of and participate in any hearings, and/or request a copy of the decision once made and any appeal rights may also submit such requests to the Department of Community Development.

Project files, plans and documents are available for viewing and/or copying (at the requestor's cost) and are located at the Department of Community Development, Bothell City Hall, 18415 101st Ave NE, Bothell, WA 98011. Please phone (425) 806-6400 and arrange a time to view these documents prior to your visitation to the Department.



Legend

- Active Address
- Assigned Address
- Utility Address

☒ Bothell

☐ Outside Bothell

Bothell City Limits
2018-Mar Ortho (Bothell)



SUB2018-13335, SEP2018-13336,
CAPR2018-13379, CON2018-13337

1: 5,356



The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.